



GRASSROOTS
REALTY GROUP

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**54 Nipewon Road
Lac La Biche, Alberta**

MLS # A2214652



\$685,000

Division: Lac La Biche

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,292 sq.ft.

Zoning: Hamlet Industrial Distric

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: negotiable

Versatile Shop Space with Office on Nipewon Road. This commercial property on Nipewon Road offers a solid opportunity for a business in need of shop space with excellent accessibility. The main shop, originally built in 1980, features four 14' overhead doors (three on one wing, one on the other), a mezzanine, and an attached office area. While the office is dated, it remains functional and serviceable for a variety of operations. A secondary shop on the property, with one 14' overhead door, provides additional workspace and is structurally sound, though also in need of some updates. Both buildings have good structure and offer flexibility for many potential uses, from mechanical work to storage or light industrial activity. Previously operated as a waste management facility, the property is now vacant and ready for new possibilities. Situated within town limits, this location offers convenient access while maintaining a more industrial or service-based setup. With some vision, this property could be transformed to suit a wide range of commercial needs.